MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-500052.0000 RES
C85 2025

sale

2022	DSV SPV3 LLC	2017-09-19
2023	DSV SPV3 LLC	2017-09-19
2024	DSV SPV3 LLC	2017-09-19
2025	AUGUR RENTALS LLC	2024-08-02 MC GUFFEYS HRS 1ST E 1/2
	201 W SOUTH ST	1WD 3
		$21,900
	MCGUFFEY OH 45859	

Eff Rate: – 45.44 — 41.45 — 40.13 — 40.08 — a/r

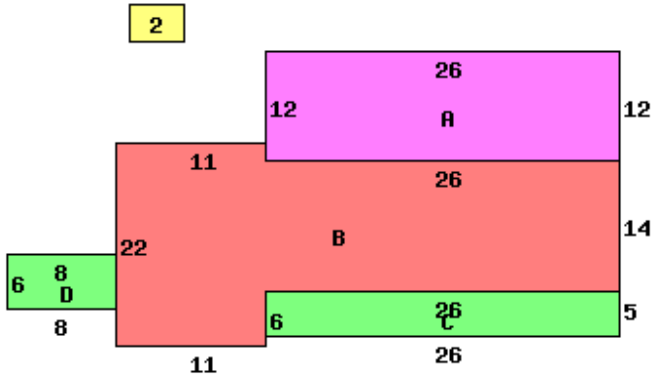
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	1890	2510	2510	2510	2500
Bldg100%	24660	22710	22710	22710	22710
Totl100%	26540t	25230t	25230t	25230t	25210t
Cauv100%					
Tax Value:					
Land 35%	660	880	880	880	880
Bldg 35%	8630	7950	7950	7950	7950
Totl 35%	9290t	8830t	8830t	8830t	8820t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	382.32	334.54	324.38	323.94	
Sp-Asmnt	49.95	48.63	61.30	61.30	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		312		a	*MAIN
1Q	F/C	A		606		b	ADDTN
	OFP	P		130	3900	c	PORCH
	DK	P		48	720	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
289	1	2024-08-02	AUGUR RENTALS LLC	1WD		21900	2510	22710
410	1	2017-09-19	DSV SPV3 LLC	1QC	*	0	2710	21140
600	1	2014-12-22	RVFM 4 LLC	1QC	*	0	2710	21140
144	1	2011-04-21	MOM HAVEN 12 LP	1QC	*	4250	2110	22370
537	1	2010-11-19	DEUTSCHE BANK NATIONAL TR	1SH	*	8000	2110	22370
534	1	2000-12-12	BAILEY PAUL	1CT	*	0	1830	18970
504	1	1990-06-26		1WD		15500	0	17910

Year	Land	Bldg	Total	Net Tax
2021	660	8630	9290	403.60
2020	660	8630	9290	409.04

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
910 COTTONWOOD CONSERVANCY	XA/2025			
514 *MCGUFFEY LIGHTS	XV/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



201 W SOUTH ST 45859

Occupancy 1 Single Family

Story Height 1Q

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	918	100540
	Qtr Story	FRAME	606	10170
	Subtotal			110710
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall	X				
Panelled Wall	X		X		
Floor/Pine	X		X		
Number of Rooms	5		2		
Bedrooms	2		2		
Central Heat	A				
FORCED AIR					
Plumbing					
Standard	1				
Extra Fixture	1				

Plumbing	700
Extra Features	4620
Total Value	116030
PUB SIDEWALK	
PUB ALLEY	
Neighborhood:	
Code:	3000
Dwl/Gar/NC%	.8700

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		918		C-	OLD/PR	104430	.75		22710
2	Shed	*PP F 0	8X10	80			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	75	71	70	50	2500	2500

Call Back: Sign: PSN Date: 2015-06-30 Lister: 30-500052.0000-v082020R